

DESCRIPTION

** SEMI DETACHED ** ** THREE BEDROOMS ** ** COUNCIL TAX BAND B **

Fardella and Bell are proud to present this charming three-bedroom semi-detached property, which is nestled in a sought-after residential area in Burnley. The house welcomes you with a spacious hallway that leads to two well-appointed reception rooms, perfect for entertaining or relaxing. Adding to the appeal of the home are patio doors that open to an attractive private rear garden.

The property also benefits from a driveway and a garage, providing ample space for parking and storage.

One of the key advantages of this property is its location. It is conveniently situated on bus routes, ensuring excellent transport links. This makes commuting or exploring the local area both easy and efficient.

This property offers a blend of comfort, convenience, and charm. Its well-designed interior spaces, attractive outdoor areas, and prime location make it a fantastic choice for anyone looking to make Burnley their home.

Whether you're a first-time buyer, a growing family, or a commuter seeking easy access to transport links, this property could be your perfect match.

Please call us on 01282 968668 to arrange your viewing.











 **BRITISH
PROPERTY
AWARDS**
2023

GOLD WINNER
ESTATE AGENT
IN BURNLEY

**FARDELLA
& BELL**



Entrance porch

uPVC French doors and uPVC door leading to entrance hallway.

Hallway

Laminate flooring, staircase with glass panel feature, ceiling light point and understairs storage.

Living room 12'4 x 12'1

uPVC double glazed bay window, laminate flooring, ceiling light point, TV point, ceiling coving and radiator.

Dining room 9'11 x 12'1

Radiator, uPVC French doors leading to rear of the property, ceiling light point, laminate flooring and ceiling coving.

Kitchen 13'9 x 8'1

Gas hob, oven, partially tiled walls, overhead extractor point, two ceiling light points, washing machine point, two uPVC double glazed windows, uPVC door leading to rear, sink with drainer and mixer tap and a mix of wall and base units.

Landing 6'9 x 5'1

Fitted carpet, uPVC double glazed window to side aspect, loft access point and doors to bedrooms and family bathroom.

Bedroom one 12'4 x 12'1

uPVC double glazed bay window, ceiling light point, fitted carpet and radiator.

Bedroom two 9'11 x 13'0

uPVC double glazed window overlooking rear aspect, ceiling light point, fitted carpet and radiator.

Bedroom three 10'8 x 5'10

uPVC double glazed window, fitted carpet, ceiling light point, radiator and storage cupboard,

Bathroom 7'5 x 10'8

Fully tiled walls, panelled bath, pedestal sink with chrome taps, overhead mains fed shower with chrome fittings, heated towel rail, push button WC, frosted uPVC double glazed window

External

Front - Driveway, garage, laid to lawn, stone chippings and patio area.

Rear - Patio area, raised laid to lawn area, path to the rear outhouse area and fenced boundaries.

Consumer Protection Regs

To comply with Consumer Protection Regulations we have been advised by our vendors on the following information:

The tenure of this property is 'Leasehold' and the Council Tax Band is 'B'

999 Years from 01/11/1929 - £2.17 annual ground rent.

Parking - Driveway

Rights and easements – Unknown by vendor.

Restrictions – Unknown by the vendor

Building safety – No visible risks

Accessibility/Adaptations – No adaptations

Utility supply - Mains gas, electric and water.

Coastal erosion risk - None

Planning permission – Unknown by vendor.

Flood Risk - Low

Coalfield or mining area - Unknown by vendor

Disclaimer

Disclaimer- All descriptions advertised digitally or printed in regards to this property are the opinions of Fardella & Bell Estate Agents. and their employees with any additional information advised by the

seller. Properties must be viewed in order to come to your own conclusions and decisions. Although every effort is made to ensure measurements are correct, please check all dimensions and shapes

before making any purchases or decisions reliant upon them. Please note that any services, appliances or heating systems have not been tested by Fardella & Bell Estate Agents and no warranty can be

given or implied as to their working order

Publishing

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Viewings on Brochure

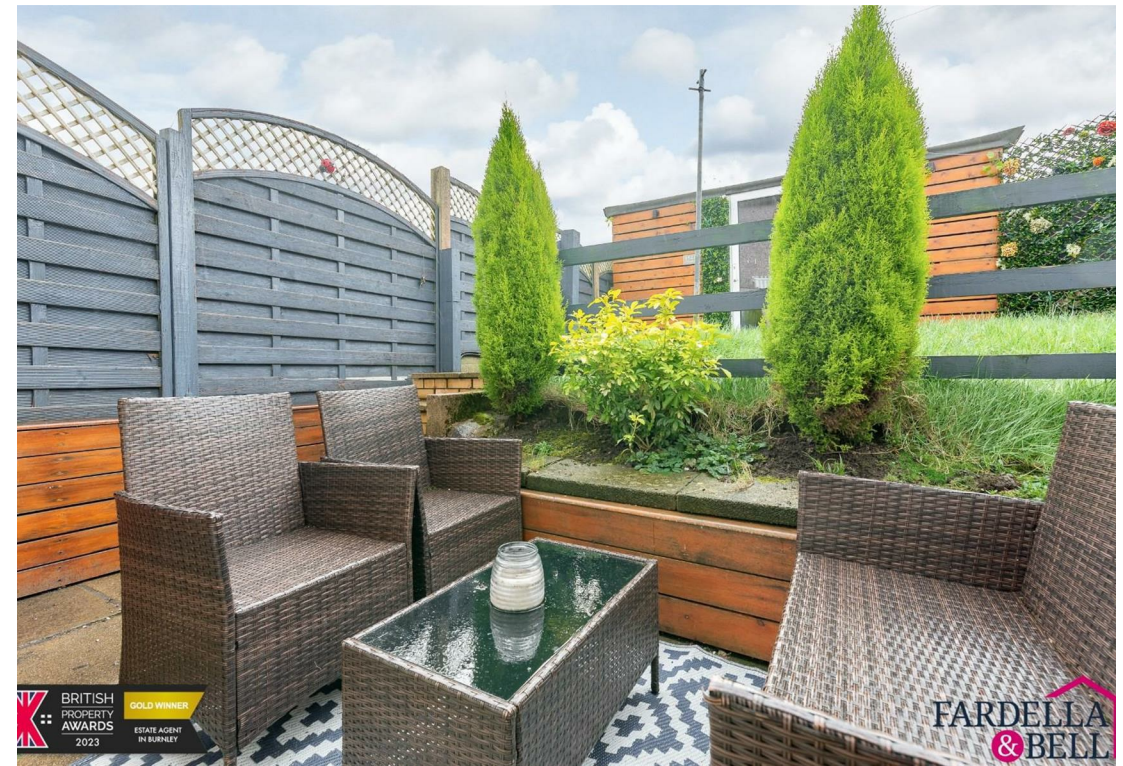
Viewings are strictly by appointment only and can be arranged by calling or emailing Fardella & Bell.

For the latest upcoming properties make sure you follow our socials on instagram @fardella_bell_estate_agents and facebook @fardella & bell estate agents


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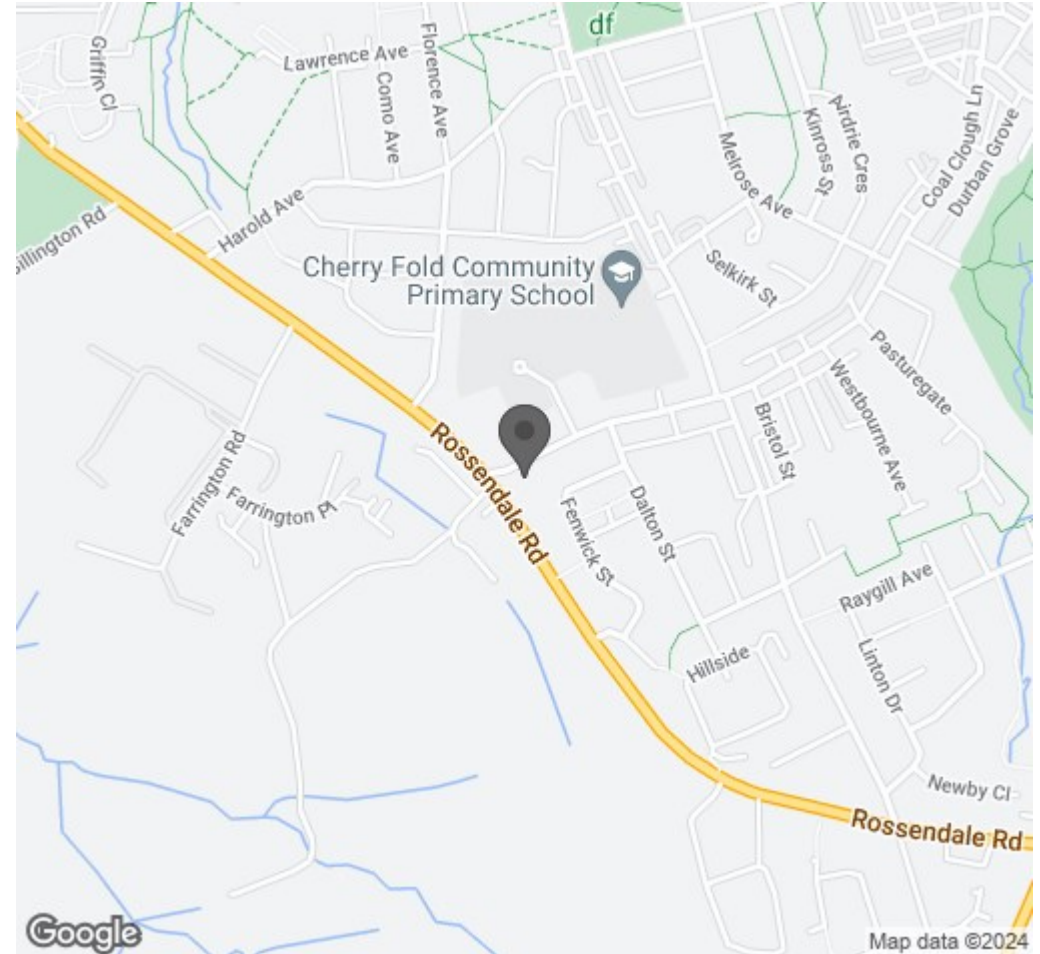
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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